PLANNING BOARD AGENDA

Public Hearing and Administrative Meeting
Wednesday, November 2, 2016, 1:30 P.M.

Omaha/Douglas Civic Center
1819 Farnam Street
Legislative Chamber

DISPOSITION AGENDA

This document states the disposition of cases before the Planning Board at their Public Hearing and Administrative meeting held on November 2, 2016.

MEMBERS PRESENT: Brinker Harding, Chairman
Van C. Deeb
Trenton Magid
David Rosacker

MEMBERS NOT PRESENT: Arnold Nesbitt, Vice Chairman
Greg Rosenbaum
Kristine Karnes

Certification of Publication: Planning Board Administrator certifies publication of this agenda in the Daily Record, the official newspaper of the City of Omaha on Monday, October 24, 2016.

ADMINISTRATIVE MEETING ONLY

1. C10-16-211
   C12-16-212
   Lanoha Pacific, Inc.

REQUEST: Final Plat approval of BLUE SAGE CREEK (Lots 1-216, Outlots A-J) (formerly known as Whisper Ridge), a subdivision outside the city limits, with rezoning from AG to R4

LOCATION: Northwest of 212th and "F" Streets

DISPOSITION: APPROVAL 4-0. Approval of the rezoning from AG to R4. Approval of the Final Plat, subject to submittal of an acceptable final subdivision agreement and addressing the following item prior to forwarding the request to City Council: 1) Provide a letter of approval from Douglas County regarding noxious weed control.
(REGULAR AGENDA)

Master Plan Referrals

<table>
<thead>
<tr>
<th>2.</th>
<th>C3-16-277 Planning Department on behalf of the City of Omaha</th>
<th>REQUEST: Approval of the Neighborhood Action and Fact Redevelopment Plan</th>
<th>LOCATION: An area generally bounded by Sprague Street on the north, 24th Street on the east, Wirt Street on the south and 27th Street on the west</th>
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<td>DISPOSITION: APPROVAL 4-0.</td>
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<td>3.</td>
<td>C3-16-278 Planning Department on behalf of the City of Omaha</td>
<td>REQUEST: Approval of the WORLD HOTEL TIF REDEVELOPMENT PROJECT PLAN</td>
<td>LOCATION: 203 South 18th Street</td>
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<td>DISPOSITION: APPROVAL 4-0.</td>
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Subdivisions

| 4. | C10-16-279 C12-16-280 Real Growth, LLC | REQUEST: Preliminary and Final Plat approval of THE VILLAS OF PINEY CREEK REPLAT 1, a minor plat outside the city limits, with rezoning from R4 to R4 | LOCATION: East of 204th Street and north of Blondo Parkway |
|    |                                                          | DISPOSITION: APPROVAL 4-0.                                        |
| 5. | C11-16-281 C10-16-282 C12-16-283 Quartermaster Depot, LLC | REQUEST: Preliminary and Final Plat approval of QUARTERMASTER ADDITION, a minor plat inside the city limits, with a waiver of Section 53-8(4)(a) for Lot depth and a waiver of Section 53-8(4)(d) for lot frontage, with rezoning from HI to GC and approval of a PUR-Planned Unit Redevelopment Overlay District | LOCATION: Southeast of 22nd Street and Woolworth Avenue |
|    |                                                          | DISPOSITION: APPROVAL 4-0.                                        |
|    |                                                          | DISPOSITION: LAYOVER 4-0. Layover of the Final Plat subject to approval of the accompanying PUR Overlay District. Layover of the PUR to allow the applicant time to continue working with city |

DISPOSITION: APPROVAL 4-0. Approval of the rezoning from R4 to R4. Approval of the preliminary plat. Approval of the final plat and submittal of an acceptable final subdivision agreement, if necessary, prior to forwarding to City Council. 

DISPOSITION: APPROVAL 4-0. Approval of the rezoning from HI to GC. Approval of the waiver of Section 53-8(4)(a) for Lot depth (Lots 1 and 9). Approval of the waiver of Section 53-8(4)(d) for Lot frontage (Lots 4, 6, 7, 10 and Outlot A). Approval of the Preliminary Plat, subject to the following conditions: 1) Coordinate with the Sewer Maintenance Division of Public Works on the width of the proposed storm sewer easement and place the easement on Lot 10 or modify the dimensions of Lot 10 to avoid the easement area. 2) Provide a cross access circulation easement for the entirety of the development. 3) Exclude labeling the plaza and court “street” names on the final plat and work with city staff on addressing for the buildings and naming of the internal drives. 4) Provide sidewalks along 22nd Street and Woolworth Avenue (where not already provided) as required by the Subdivision Ordinance. 5) Provide for the use, ownership and maintenance of the outlots in the final subdivision agreement. 6) Compliance with all applicable stormwater management ordinances and policies. 

DISPOSITION: LAYOVER 4-0. Layover of the Final Plat subject to approval of the accompanying PUR Overlay District. Layover of the PUR to allow the applicant time to continue working with city.
staff on finalization of an acceptable PUR plan.

| 6.  | C3-16-284 (D)  
|     | C10-16-285  
|     | C12-16-286  
|     | Celebrity Homes Omaha | REQUEST: Preliminary Plat approval of SAGEWOOD POINTE, a subdivision outside the city limits, with rezoning from AG to R4, along with request of a variance to the Present Development Zone boundary of the Urban Development Element of the City of Omaha Master Plan | LOCATION: Southeast and Northwest of 180th and Fort Streets |

**DISPOSITION:** APPROVAL 4-0. Approval of the rezoning from AG to R4. Approval of a variance to the Present Development Zone boundary of the Urban Development Element of the City of Omaha Master Plan. Approval of the Preliminary Plat, subject to the following being addressed with or prior to submittal of a Final Plat: 1) Improve Fort and 180th Streets to three lanes along the subdivision’s frontage (coordinate with Douglas County and Public Works on the arrangements for and timing of the improvements). 2) Dedicate right-of-way 75 feet from the centerline along 180th Street, widening to 85 feet 300 feet from the intersection. 3) For the Fort Street access west of 180th Street (currently labeled Street 5), either move the street further west adjacent to Outlot B or work with Public Works on an acceptable alternative configuration (if the street is relocated, it will need to continue north to the northern boundary of the subdivision). 4) Coordinate with Public Works regarding an acceptable general obligation paving plan. 5) Pave all stub streets to the boundary of the subdivision and construct temporary turnarounds. 6) Provide traffic calming on all streets in excess of 1,000 feet. 7) Provide a note on the final plat restricting direct vehicular access from any adjacent lot or outlot within the subdivision to 180th Street and Fort Street. 8) Provide the standard noise attenuation easement language on the final plat. 9) Provide a contribution to Douglas County’s 180th Street bridge project. 10) The terms of the design, bidding and construction of the interceptor sewer will need to be covered in either the final subdivision agreement or via a separate agreement. 11) Provide for sidewalks as required on all street frontages and assign sidewalk maintenance responsibilities to the respective owners of all double-fronted lots in the final subdivision agreement. 12) Coordinate with Douglas County to grade the subdivision to match the ultimate profile of 180th Street and Fort Street. 13) Provide a trail along the east side of 180th Street and the south side of Fort Street. 14) Development of Outlots E and G as open space or with amenities must be privately constructed, owned and maintained by the developer, homeowner’s association or other acceptable entity. 15) The neighborhood park contribution should be designated for Park 33a of the Suburban Park Master Plan and the community park fee will need to be shown on the Source and Use of Funds. 16) Work with city staff on finalization of an acceptable tree mitigation plan. 17) Provide frontage from Outlots D and J extending back to the interior Streets (a minimum of 20 feet). 18) Compliance with all applicable stormwater management ordinances and policies. 19) Provide for the use, ownership and maintenance of the outlots in the final subdivision agreement (including specification of Outlot K to serve as a cell tower site). 20) Submit a letter of approval of a noxious weed plan. 21) Meeting an acceptable overall debt ratio.

| 7.  | C10-16-287 (D)  
|     | C12-16-288  
|     | Jasper Stone 192nd and Dodge LLC | REQUEST: Preliminary Plat approval of AVENUE ONE, a subdivision inside and outside the city limits, with rezoning from AG to DR and MU | LOCATION: Southeast and Southwest of 192nd Street and West Dodge Road |

**DISPOSITION:** LAYOVER 4-0. Layover the Preliminary Plat and rezoning at the request of the applicant to allow additional time to meet with staff from both the City of Omaha and the Nebraska Department of Roads in regards to traffic-related issues with the proposed project.
8. C10-16-289 (D)  
C12-16-290  
Fountain West Office Park, LLC  
**REQUEST:** Preliminary Plat approval of FOUNTAIN WEST OFFICE PARK, a subdivision outside the city limits, with rezoning from AG to DR and MU  
**LOCATION:** West of 185th Street and Capitol Avenue  

**DISPOSITION:** LAYOVER 4-0. Layover the rezoning from AG to DR and MU. Layover of the Preliminary Plat to allow the applicant time to meet with city staff and the representatives of the adjacent development.

### Rezonings

9. C10-16-291 (D)  
J H Stuckey Distributing, Inc.  
**REQUEST:** Approval of an MCC-Major Commercial Corridor Overlay District  
**LOCATION:** 3303 North 108th Street  

**DISPOSITION:** APPROVAL 4-0.

10. C10-16-292 (D)  
Erin Carey  
**REQUEST:** Approval of an ACI-2(65)-Area of Civic Importance Overlay District  
**LOCATION:** Northeast of 72nd Street and Mercy Road  

**DISPOSITION:** APPROVAL 4-0.

11. C10-97-244 (D)  
Stone Creek Plaza, LLC  
**REQUEST:** Approval of a Major Amendment to the Mixed Use District Development Agreement for Stone Creek Plaza  
**LOCATION:** Southwest of 156th and Fort Streets  

**DISPOSITION:** APPROVAL 4-0. Approval of the Major Amendment to the Stone Creek Plaza Mixed Use Development Agreement subject to submittal of five acceptable, originally signed, final Mixed Use Development Agreements prior to forwarding to City Council.

12. C10-99-082 (D)  
Ron Cizek  
**REQUEST:** Approval of a Major Amendment to the Mixed Use District Development Agreement for West Dodge Hills  
**LOCATION:** Southwest of 180th Street and West Dodge Road  

**DISPOSITION:** APPROVAL 4-0. Approval of the Major Amendment to the West Dodge Hills Mixed Use Development Agreement subject to submittal of five acceptable, originally signed, final Mixed Use Development Agreements prior to forwarding to City Council.

### Overlay Districts

13. C10-65-128 (D)  
Villa Vinee  
**REQUEST:** Approval of a Major Amendment to a PUD-Planned Unit Development Overlay District  
**LOCATION:** 7700 Howard Street  

**DISPOSITION:** APPROVAL 4-0. Approval of the Major Amendment to a PUD, subject to: 1) Submittal of a revised site plan locating the proposed monument sign at least 6' from the property line along 78th Street. 2) Compliance with the revised site plan and signage plan. 3) Approval of the necessary signage waiver from the Zoning Board of Appeals. 4) Compliance with all other applicable regulations.
Special Use Permits

14. C8-16-293 (D) Boundless Operations, LLC
REQUEST: Approval of a Special Use Permit to allow a Restaurant (drive-in or fast food) in a GI District
LOCATION: 8996 "L" Street

DISPOSITION: APPROVAL 4-0. Approval of the Special Use Permit to allow Restaurant (drive-in or fast food) in a GI District subject to: 1) Submittal of building elevations, which comply with the MCC Overlay District regulations, prior to forwarding the request to City Council. 2) Submittal of a rezoning application to apply the MCC Overlay District. 3) Providing 1 handicapped parking stall. 4) Providing a sidewalk along 90th Street frontage. 5) Relocating the eastern most access driveway out of the required street yard landscaping depth. 6) Compliance with the City’s driveway design and location regulations. 7) Compliance with the Operating Statement. 8) Compliance with the MCC Overlay District regulations. 9) Compliance with all other applicable regulations.

15. C8-16-294 Thomas Paltani
REQUEST: Approval of a Special Use Permit to allow Scrap and salvage services in a HI District
LOCATION: 3701 Dahlman Avenue

DISPOSITION: APPROVAL 4-0. Approval of a Special Use Permit to allow Scrap and salvage services in a GI District subject to: 1) Submittal of the following information prior to forwarding this request to City Council that adequately addresses the following: (a) Providing an updated operating statement indicating the specific materials being processed in addition to the operating characteristics. 2) Compliance with the site plan. 3) Compliance with the revised operating statement. 4) Submittal of a letter of approval from the Douglas County Health Department for the Limited Refuse and Demolition Debris Landfill prior to the applicant receiving a valid Certificate of Occupancy from the Permits Division of the Planning Department. 5) Compliance with Article XVII – Performance Standards Omaha Municipal Code. 6) Compliance with Chapter 41 – Air Quality Control Omaha Municipal Code. 7) Compliance with Sections 30-81 through 30-110 Omaha Municipal Code. 8) Compliance with all other applicable regulations.

Vacations

16. C14-16-295 (D) Douglas County
REQUEST: Vacation of Ellison Avenue between 244th Avenue and 246th Street

DISPOSITION: APPROVAL 4-0. Approval of the proposed vacation, subject to a replat of parcels 150487003, 150487000, 150587002 and 1505120022.

17. C14-16-296 (D) Douglas County
REQUEST: Vacation of right-of-way bound on the north by the easterly projection of the south line of Lot 1, Block 2, Village of Irvington Addition, bound on the west by the east line of said Block 2, Village of Irvington Addition, bound on the south by the easterly projection of the south line of the vacated north 10 feet of Mary Street (Myrtle Street), bound on the east by the west right-of-way line of Irvington Road and the west and north lines of Lot 6, Block 4, Village of Irvington Addition (east of 6806 North 92nd Street)

DISPOSITION: APPROVAL 4-0.

MINUTES APPROVED: October 5, 2016.